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Your Ref:
Our Ref: 2009/1364/SBD/01

Direct Line: 0161 856 5915

Date: 24th January 2024

F.A.O. Callum Inkster

Dear Callum

Secured by Design, SBD – Demolition of existing buildings and erection of 11 houses and 12 apartments at The Enterprise Centre, 34 Benchill Road, Manchester

Thank you for your Secured by Design application in relation to the above development.

The attached checklist sets out the requirements for the scheme to achieve the Secured by Design GOLD award. Door and window frame specifications must be verified by third party certification, or SBD supplier certificates (if the supplier is an SBD registered company) and you should forward them to me at the earliest opportunity.

At this stage, I am happy to support your forthcoming application to discharge condition 17 of planning consent ref. 137919/FO/2023, and for you to use this letter and checklist, which sets out the measures required to achieve SBD accreditation, as evidence to submit with your application. Based on the information and plans submitted with your SBD application, I am pleased to inform you that, subject to the inclusion of the measures within the checklist, the development should achieve the Secured by Design GOLD award.

I will need to carry out an inspection of the completed development about a week before handover, during which the items within the checklist can be verified. Please contact my office at info@designforsecurity.org as handover approaches to organise the inspection.

Should you have any queries regarding the contents of the checklist, or the availability of Secured by Design compliant products, please do not hesitate to contact me.

Yours sincerely,



Adrian Murphy
Consultant
e: adrian.murphy@designforsecurity.org

Benchill Road, Wythenshawe, Manchester - Secured by Design Checklist

Houses, bungalows and apartments

External doors

BS PAS 24 test certificates/SBD company certificates have been received for:

- ☐ front doors.
- ☐ Rear, French, doors.

- ☐ All front doors are compliant with the relevant test certificate.
- ☐ All rear, French, doors are compliant with the relevant test certificate.

- ☐ The front doors have a fixed, external handle or a split spindle fitted within the handle.
- ☐ To allow residents to identify visitors prior to opening the door, there is a clear glazed panel within the door, or a door viewer has been installed.
- ☐ A door chain or other similar opening limiter has been installed at each front door.
- ☐ Letter plates meet the Door Hardware Federation's Technical Standard 008 (TS 008)
- ☐ The letterbox is located a minimum of 400mm away from internal handle and locking hardware.
- ☐ The property number is clearly visible from the street.

Glazing

Glazing within the front and rear doors (including any glazed panels to the side of doors), and all ground floor windows, includes at least one pane of BS EN 356 P1A rated (lamine) glass.

- ☐ Front doors
- ☐ Rear doors
- ☐ Windows.

Window frames

- ☐ BS PAS 24 or SBD company certificates have been received for all types of ground floor, opening windows to all dwellings.
- ☐ All ground floor, opening windows are all compliant with the relevant test certificates.
- ☐ All ground floor, opening windows are fitted with a key-operated lock.
- ☐ All ground floor, opening windows are fitted with fixed/lockable opening restrictors (not releasable from the outside), limiting opening to 100mm.

Lighting

The location of the proposed lighting as set out on drawing 'Proposed Lighting Plan 8933-MDA-ST-XX-DR-A-905' is accepted. However, the lighting to the front and rear doors of all dwellings should be activated by daylight sensor (dusk-to-dawn) rather than motion sensor.

- ☐ Lighting has been installed in accordance with *Proposed Lighting Plan 8933-MDA-ST-XX-DR-A-905* **but**
- ☐ All front door lighting is controlled by dusk-to-dawn sensor.
- ☐ All rear doors lighting is controlled by dusk-to-dawn sensor.

Boundary fencing and gates

The details set out on the drawing '*Proposed Site Plan 8933-MDA-ST-XX-DR-A-909*', revision D, are accepted.

- ☐ Pedestrian gates into the gardens of the houses and bungalows should incorporate a key operable sash or deadlock, lockable from both sides.
- ☐ Details of the self-closing, self-locking gates to the communal gardens of the apartments should be forwarded for approval.

Apartment resident's car park

- ☐ Details of the proposed change in texture/surfacing of the entrance to the car park to distinguish it from the public highway should be forwarded for approval.
- ☐ Bays are clearly marked.
- ☐ Signs inform drivers of rules of use and sanctions for misuse.

Cycle parking

Apartments

The locations of the proposed bike sheds are accepted.

The details of the bike sheds as set out on the drawing '*Proposed Bike Shed 9031-MDA-ST-XX-DR-A-800*' are accepted.

- ☐ Details of the bike shed locks should be forwarded for approval.

Houses

The locations of the proposed bike sheds are accepted.

The details of the bike sheds as set out on the drawing '*Proposed Bike Shed 9031-MDA-ST-XX-DR-A-801*' are accepted.

Bin stores

The locations of the proposed bin stores are accepted.

The details of the bin stores as set out on the drawing '*Proposed Bin Store (Apartment Block) 9031-MDA-ST-XX-DR-A-802*' are accepted.

Meter boxes

- ☐ Meter boxes are located in a convenient, accessible location at the front of each dwelling.

Downpipes

- ☐ Where relevant, downpipes are square in profile and fixed back to the brickwork to prevent climbing to upper floor windows.